

**MINUTES OF A REGULAR MEETING OF THE
COMMON COUNCIL OF THE CITY OF JASPER, INDIANA
MAY 18, 2016**

A meeting of the Common Council of the City of Jasper, Indiana, was held on Wednesday, May 18, 2016, in the Council Chambers of City Hall located at 610 Main Street, Jasper, Indiana.

Call to Order. Presiding Officer Mayor Terry Seitz called the meeting to order at 7:00 p.m.

Roll Call.

Clerk-Treasurer Juanita S. Boehm called the roll.

Mayor Terry Seitz	Present
Council members:	
Gregory Schnarr	Present
John Bell	Present
David Hurst	Present
Earl Schmitt	Present
Kevin Manley	Present
Nancy Eckerle	Present
Dean Vonderheide	Present
City Attorney Renee Kabrick	Present
Clerk-Treasurer Juanita S. Boehm	Present

Boehm announced that in order to have a quorum for the meeting, a majority of the council members must be in attendance. All seven council members were in attendance which is a majority; therefore, there was a quorum for the meeting.

Pledge of Allegiance. Mayor Seitz invited all those present to join him in reciting the Pledge of Allegiance.

Welcome. Mayor Seitz welcomed a Forest Park high school student who was in attendance as part of her government class.

Approval of the Minutes.

The following minutes were distributed to and examined by the Council:

1. April 20, 2016 regular common council meeting
2. May 2, 2016 public hearing regarding the Stork annexation

A motion was made by Council member Nancy Eckerle and seconded by Council member Earl Schmitt to approve the minutes. Motion carried 7-0.

Public hearing minutes. Lisa Gehlhausen with Indiana 15 Regional Planning Commission who is also the grant administrator prepared the following public hearing minutes.

**ASTRA THEATER
PUBLIC FACILITIES PROGRAM
PUBLIC HEARING
May 18, 2016 at 7:00 pm
Jasper City Hall**

Terry Seitz, Mayor of the City of Jasper, opened the public hearing. "I will need a motion from the council to permit Indiana 15 Regional Planning Commission to officially record the minutes of this public hearing." Motion carried. Mayor turned the meeting over to Ms. Lisa Gehlhausen of Indiana 15 Regional Planning Commission.

Ms. Lisa Gehlhausen began, "Good evening. I am here tonight to conduct a public hearing on behalf of a grant being submitted on June 10 by the City of Jasper to the Indiana Office of Community and Rural Affairs. The application must go through a city, town or county. The City of Jasper is applying on behalf of the subrecipient, Next Act, Inc. for the historic preservation and rehabilitation of the Astra Theater. A Letter of Intent was previously submitted. A site visit was held by the Indiana Office of Community and Rural Affairs and now we are moving into the next step which is the application. The application is due June 10. We are asking for a grant in the amount of \$400,000. On July 21 announcements will be made to those being awarded funding. In the newspaper legal notice it stated the local match would be \$197,900, however that has changed so I wanted to state publicly that the local match has been reduced because plumbing improvements were removed from the project. The actual local match is \$170,900. \$157,450 will come from Next Act and the Dubois County Community Foundation will contribute \$13,450. So with the \$400,000 grant and \$170,900 in local match, the total project cost is \$570,900. Jasper can apply for these funds by meeting a National Objective. These are federal funds from Housing and Urban Development, Community Development Block Grant Funds. The National Objective will be the elimination of a spot in need of redevelopment. Tonight in a moment we will hear from the public, but there are a couple of resolutions that will need consideration by the council: Resolution 2016-3) Declaring that site or spot in need of redevelopment and Resolution 2016-4) Authorizing the submission of the Community Development Block Grant application, addressing related matters and committing the local match. Next Act, Inc. passed a resolution on May 13 committing the funds to provide the match to the City.

There is an attendance sheet circulating for signatures. (There were forty (40) in attendance.)

At this time we would like to take comments from the public about the preservation of the Astra Theater and if you could state your name these comments will be included into the application. Mayor Terry Seitz stated, "Is there any comments during the public hearing on the Astra Theater preservation project from the general public?"

Marc Steczyk, President of Next Act, Inc. responded, "Mr. Mayor and members of the Council, thank you very much for this opportunity to be in front of you. I would like to share with you that this is a very pivotal moment not only in the Next Act history, but the Astra history as well. The Astra Theater is something that the community has pointed to in redevelopment documents and studies. Its preservation is something that is very pivotal to downtown. This \$400,000 grant and almost \$600,000 project will cover major infrastructure needs and also exterior refurbishment and historic renovations to the building. Thank you very much for your time and thank you very much for being the lead applicant. We hope this passes obviously." Mayor Terry Seitz stated, "Thank you Marc. Are there any additional comments from the public?" Hearing none the Mayor also asked for further comments from the city council."

John Bell City Councilman stated, "For the record I think it's important to note what the council thinks on this project. From the redevelopment standpoint and the city council standpoint, I think redeveloping the Astra Theater is critical and coming at a perfect time where we are also redeveloping the downtown square area. It goes hand and hand, and I think our trying to revitalize the square area and revitalizing the Astra its' going to bring in more economic resources into the downtown area. Their timing couldn't be any better than now. We appreciate Next Act's effort to get it this far and I think this grant is needed for the critical infrastructure and preservation and would give Next Act the boost that they need. I just appreciate all that they have done so far and wish continued success for the Astra moving forward."

Mayor Terry Seitz stated, "Are there any additional comments?"

Lisa Gehlhausen responded, "I would like to say that many letters of support were received from the public: Downtown merchants, individuals that live in the City, Redevelop Old Jasper Action Coalition, the City, the Arts Commission, and from the Dubois County Landmarks Preservation to name a few. There have been very good positive letters that have been written in support of this project."

Mayor Terry Seitz stated, "Are there any further comments?"


With no further comments forthcoming, Mayor Seitz asked for a motion to close the public hearing. Dave Hurst made a motion to close the public hearing, Nancy Eckerle seconded and the motion pass unanimously.

Mayor Terry Seitz announced, "The public hearing is hereby adjourned."

Resolutions 2016-3 Spot in Need of Redevelopment, and Resolution 2016-4 Authorizing the submittal of the Community Development Block Grant application to Indiana Office of Community and Rural Affairs, addressing related matters and local match commitment were adopted.

The Mayor thanked those in attendance and Next Act members for their efforts. Applause from the public then broke out in the meeting room.

Respectfully submitted with authorization by the City of Jasper.

	<u>May 20, 2016</u>
Lisa Gehlhausen	Date
Indiana 15 Regional Planning Commission	

RESOLUTION NO. 2016-3 RESOLUTION OF THE COMMON COUNCIL DECLARING A SPOT IN NEED OF REDEVELOPMENT

This resolution declares the Astra Theatre at 517 Main Street a blighted structure.

A motion was made by Council member Dean Vonderheide and seconded by Council member John Bell to consider the resolution for one reading only. Motion carried 7-0. Thereafter, a motion was made by Council member Gregory Schnarr and seconded by Council member Nancy Eckerle to read the resolution by title only. Motion carried 7-0. The city attorney so read the resolution. Thereafter, a motion was made by Council member Kevin Manley and seconded by Council member David Hurst to pass and adopt Resolution No. 2016-3. Motion carried 7-0.

RESOLUTION NO. 2016-4 A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF JASPER, INDIANA, AUTHORIZING THE SUBMITTAL OF THE COMMUNITY DEVELOPMENT BLOCK GRANT APPLICATION TO THE INDIANA OFFICE OF COMMUNITY AND RURAL AFFAIRS AND ADDRESSING RELATED MATTERS AND LOCAL MATCH COMMITMENT

This resolution authorizes the Mayor to submit a grant application for the Astra Theatre project and it lists the funding sources for the match portion of the grant.

A motion was made by Council member John Bell and seconded by Council member Nancy Eckerle to consider the resolution for one reading only. Motion carried 7-0. Thereafter, a motion was made by Council member Earl Schmitt and seconded by Council member Dean Vonderheide to read the resolution by title only. Motion carried 7-0. The city attorney so read the resolution. Thereafter, a motion was made by Council member Nancy Eckerle and seconded by Council member Earl Schmitt to pass and adopt Resolution No. 2016-4. Motion carried 7-0.

RESOLUTION NO. 2016-2 A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF JASPER, INDIANA, ADOPTING A WRITTEN FISCAL PLAN AND ESTABLISHING A POLICY FOR THE PROVISION OF SERVICES TO AN ANNEXED AREA (Stork Annexation)

This resolution adopts the fiscal plan for the Stork annexation.

Financial Coordinator Sharon Sander reviewed the content in the fiscal plan for the Stork annexation area.

A motion was made by Council member Gregory Schnarr and seconded by Council member John Bell to consider the resolution for one reading only. Motion carried 7-0. Thereafter, a motion was made by Council member David Hurst and seconded by Council member Nancy Eckerle to read the resolution by title only. Motion carried 7-0. The city attorney so read the resolution. Thereafter, a motion was made by Council member Kevin Manley and seconded by Council member Earl Schmitt to pass and adopt Resolution No. 2016-2. Motion carried 7-0.

ORDINANCE NO. 2016-8 AN ORDINANCE ESTABLISHING A LOCAL OPTION INCOME TAX (“LOIT”) DISTRIBUTION FUND FOR THE CITY OF JASPER, INDIANA

This ordinance creates the LOIT Special Distribution Fund per State Board of Accounts in order to place 75% of the distribution provided by SEA 67 for roads, etc.

A motion was made by Council member Dean Vonderheide and seconded by Council member Nancy Eckerle to consider the ordinance for one reading only. Motion carried 7-0. Thereafter, a motion was made by Council member Gregory Schnarr and seconded by Council member Earl Schmitt to read the ordinance by title only. Motion carried 7-0. The city attorney so read the ordinance. Thereafter, a motion was made by Council member Earl Schmitt and seconded by Council member Nancy Eckerle to pass and adopt Ordinance No. 2016-8. Motion carried 7-0.

ORDINANCE NO. 2016-9 AN ORDINANCE AMENDING ORDINANCE NO. 2001-50 ENTITLED “AN ORDINANCE ESTABLISHING A RAINY DAY FUND PURSUANT TO IC 36-1-8-5.1”

This ordinance amends the Rainy Day Fund to add certain funding sources.

A motion was made by Council member Nancy Eckerle and seconded by Council member Earl Schmitt to consider the ordinance for one reading only. Motion carried 7-0. Thereafter, a motion was made by Council member David Hurst and seconded by Council member John Bell to read the ordinance by title only. Motion carried 7-0. The city attorney so read the ordinance. Thereafter, a motion

was made by Council member Kevin Manley and seconded by Council member Earl Schmitt to pass and adopt Ordinance No. 2016-9. Motion carried 7-0.

ORDINANCE NO. 2016-10 AN ORDINANCE AMENDING ORDINANCE NO. 1997-16 ENTITLED “AN ORDINANCE PROVIDING FOR THE ABATEMENT OF WEEDS AND RANK VEGETATION WHICH CONSTITUTE A NUISANCE IN THE CITY OF JASPER, INDIANA”

This ordinance amends the weed abatement ordinance to add when invoices are due and payable.

A motion was made by Council member David Hurst and seconded by Council member Earl Schmitt to consider the ordinance for one reading only. Motion carried 7-0. Thereafter, a motion was made by Council member John Bell and seconded by Council member Dean Vonderheide to read the ordinance by title only. Motion carried 7-0. The city attorney so read the ordinance. Thereafter, a motion was made by Council member Earl Schmitt and seconded by Council member Nancy Eckerle to pass and adopt Ordinance No. 2016-10. Motion carried 7-0.

ORDINANCE NO. 2016-7 AN ORDINANCE ANNEXING CERTAIN ADJACENT AND CONTIGUOUS TERRITORY INTO THE CORPORATE LIMITS OF THE CITY OF JASPER, INDIANA (STORK ANNEXATION)

This ordinance annexes 2.818 acres located on the west side of County Road 400W approximately 1800 feet north of the intersection of Division Road and County Road 400W.

Phil Buehler with Brosmer Land Surveying was present representing the Storks. Buehler presented information about the annexation at the May 2, 2016 public hearing and since Sander presented the fiscal plan earlier in the meeting, the council felt they had enough information about the proposed annexation to consider the ordinance.

A motion was made by Council member Gregory Schnarr and seconded by Council member David Hurst to consider the ordinance for one reading only. Motion carried 7-0. Thereafter, a motion was made by Council member David Hurst and seconded by Council member John Bell to read the ordinance by title only. Motion carried 7-0. The city attorney so read the ordinance. Thereafter, a motion was made by Council member Nancy Eckerle and seconded by Council member Kevin Manley to pass and adopt Ordinance No. 2016-7. Motion carried 7-0.

UTILITY SERVICE BOARD REPORT

General Manager of Utilities Gerald ‘Bud’ Hauersperger gave a report on the regular monthly Utility Service Board meeting held on May 16, 2016. A copy of the Utility Service Board minutes is supplied to each council member.

REDEVELOPMENT COMMISSION REPORT

Economic Development Commission President and Redevelopment Commission member Andrew Seger gave an interim report on the downtown project. He said the commission is starting to get some of the design work and cost estimates but they need more information before coming to the council. He said there is a grant opportunity and they need permission to proceed.

Redevelopment Commission [RDC] President John Bell distributed a handout that contained funding options for the infrastructure for the downtown Square project. He said the City has an opportunity to partner with the County, the Utilities, and the State of Indiana on the infrastructure portion of the project. INDOT has a dollar for dollar matching grant and the RDC wants to take full advantage of that grant. The RDC is asking the City to use \$1 million of the \$1.6 million from the special LOIT distribution and the County to use \$500,000 from its distribution in 2016 and \$500,000 in 2017 to help fund the project.

City Attorney Renee Kabrick said the window for the first phase of INDOT's grant application is May 31 to July 3, 2016. She explained the process for applying for this grant.

A motion was made by Council member John Bell and seconded by Council member Kevin Manley to authorize the clerk-treasurer and the attorney to prepare an ordinance using money from the LOIT Special Distribution Fund for the grant for the downtown project. Motion carried 7-0.

PROFESSIONAL SERVICES FOR BOND FOR CULTURAL CENTER

Jasper Community Arts Commission [JCAC] President Michael Jones read a statement seeking support from the Council for the Arts part of the proposed cultural center. He sought permission to seek professional services for a bond for the proposed cultural center that would be supported by EDIT dollars. He said he does not know the bond amount because the bond amount will be impacted by sources that will be developed in the next several months. Potential sources being developed are grant opportunities as well as partnerships and private donations through Jasper LEADs. Jones said the JCAC wants to have the bond amount known by the end of this summer.

Council member Nancy Eckerle asked if the bond process can start without a bond amount. City Attorney Renee Kabrick said yes. Kabrick said the professional fees will be rolled into the bond and if the referendum for the library does not pass and there isn't a need for a bond for the arts, the City will not be charged for these professional fees. Eckerle asked how the length of the bond is determined. Kabrick said the City is working with Umbaugh associates to determine the bond information.

Council member David Hurst asked if the referendum will list both the library project and the arts project. Council member Dean Vonderheide said only the library will be on the referendum.

Council member Gregory Schnarr wanted it clarified that the council is not authorizing a bond at this time; they are only considering seeking professional services. Kabrick said that is correct.

A motion was made by Council member Dean Vonderheide and seconded by Council member John Bell to give authorization to proceed with professional services in preparation of a bond for the arts portion of the cultural center. Motion carried 7-0.

Adjournment. There being no further business to come before the board, a motion was made by Council member David Hurst and seconded by Council member Nancy Eckerle to adjourn the meeting. The motion carried 7-0 and the meeting adjourned at 8:29 p.m.

The minutes were hereby approved _____ with X without corrections or clarification this 22nd day of June, 2016.

Mayor Terry Seitz
Presiding Officer

Attest: _____
Juanita S. Boehm, Clerk-Treasurer